

PETITION FOR ZONING VARIANCE 85-97-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 11.3.0.2.3.C.1. to permit a side yard setback of 1 foot in lieu of the required 7.5 feet.

Driveway is used for walkway and parking space, so it is necessary to use most of the space between house and property line. There is a tree directly behind designated driveway preventing building in the yard at end of driveway.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Joseph P. McLaughlin
(Type or Print Name)
Signature: Joseph P. McLaughlin
Address: 14 Lombardy Drive
City and State: Baltimore, Maryland 21204
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Mr. & Mrs. J. R. McLaughlin
Name: 14 Lombardy Drive
Address: 284-0647
Phone No.

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of August, 1984, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 15th day of October, 1984, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Lombardy Dr., 343.44' : OF BALTIMORE COUNTY
N of Parkwood Rd. (14 Lombardy :
Dr.), 12th District
JOSEPH R. McLAUGHLIN, et ux, : Case No. 85-97-A
Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 25th day of September, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Joseph R. McLaughlin, 14 Lombardy Drive, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 5, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Joseph R. McLaughlin
14 Lombardy Drive
Baltimore, Maryland 21222

RE: Case No. 85-97-A (Item No. 32)
Petitioner - Joseph R. McLaughlin, et ux
Variance Petition

Dear Mr. & Mrs. McLaughlin:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bsc
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

August 31, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #32 (1984-1985)
Property Owner: Joseph R. McLaughlin, et ux
N/S Lombardy Dr. 343.44' N. of Parkwood Rd.
Acres: 50/50 x 120.62/130.86
District: 12th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holding downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

GILBERT S. BENSON, P.E., Asst. Chief
Bureau of Public Services

GSB:EAM:DBS:iss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 8-14-84
Item # 32
Property Owner: Joseph R. McLaughlin, et ux
Location: N/S Lombardy Drive
N of Parkwood Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-08 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service area is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Bober
Eugene A. Bober
Chief, Current Planning and Development

cc: James Russell

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500
PAUL H. RENCKE
CHIEF

August 14, 1984

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joseph R. McLaughlin, et ux

Location: N/S Lombardy Drive 343.44' N. of Parkwood Road

Item No.: 32

Zoning Agenda: Meeting of August 14, 1984

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: [Signature]
Planning Group
Special Inspection Division

Noted and Approved: [Signature]
Fire Prevention Bureau

JK/mbl/cm

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3010

August 29, 1984

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 32 Zoning Advisory Committee Meeting are as follows:

Property Owner: Joseph R. McLaughlin, et ux
Location: N/S Lombardy Drive 343.44' N. of Parkwood Road
Existing Zoning: D-1, 5-5
Proposed Zoning: Variance to permit a side yard setback of 1' in lieu of the required 7.5'.

Acres: 50/50 x 120.62/130.86
District: 12th.

The items checked below are applicable:

- (A) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 except as noted in the Department's records and other applicable Codes.
- (B) A building/other permit shall be required before beginning construction.
- (C) Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- (F) Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- (E) An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A fire wall is required if construction is on the lot line, see Table 101, line 2, Section 1007 and Table 1002, also Section 503.2.
- (F) Requested variance appears to conflict with the Baltimore County Building Code, Section/s _____.
- (G) A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- (H) Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- (I) Comments - If the construction is on the property line a two hour non-combustible fire wall separation is required, supporting members closer than 3'0" shall be one hour rated. See Item "E" above or Section 203 in the one and two family code.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burdham, Chief
Plans Review

CEB:iss

ORIGINAL
CERTIFICATE OF PUBLICATION

Dundalk, MD., Oct. 8, 1984
THIS IS TO CERTIFY, that the annexed advertisement
was published in THE BALTIMORE COUNTY JOURNAL, a
weekly newspaper, published in Dundalk, Baltimore County,
Maryland, appearing on SEPTEMBER 27, 1984

The Baltimore County Journal,

Publisher

LEGAL NOTICE

Petition For Variance
12th Election District

Location: North side of Lombardy Drive, 343.44 feet North of Parkwood Road (14 Lombardy Drive)
Date and Time: Monday, October 15, 1984, at 10 a.m.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance to permit a side yard setback of 1 foot in lieu of the required 7.5 feet.

Being the property of Joseph R. McLaughlin, et ux as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
Arnold Jablon
Zoning Commissioner
Of Baltimore County

1350

September 14, 1984

Mr. and Mrs. Joseph R. McLaughlin
14 Lombardy Drive
Baltimore, Maryland 21222

NOTICE OF HEARING
RE: Petition for Variance
N/S of Lombardy Drive, 343.44 ft. N
of Parkwood Road (14 Lombardy Drive)
Joseph R. McLaughlin, et ux - Petitioner
Case No. 85-97-A

TIME: 10:00 A.M.

DATE: Monday, October 1, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 131932

DATE 9-30-84 ACCOUNT R-01-615 C-00
AMOUNT 35.00

RECEIVED FROM Elmer Lee for the 32 McLaughlin
FOR Elmer Lee for the 32 McLaughlin

C 009*****350010 0034F

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 30, 1984

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

ofo
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. J. R. McLaughlin
14 Lombardy Drive
Baltimore, Maryland 21222

RE: Item No. 32
Petitioner - J. R. McLaughlin, et ux
Variance Petition

Dear Mr. & Mrs. McLaughlin:

After reviewing the above referenced petition, I have determined that I must discuss this matter with you before I can schedule the petition for a hearing.

In view of this, please contact me at 494-3391 as soon as possible.

Very truly yours,

NBC
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

file

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 27, 1984

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on September 27, 1984

THE JEFFERSONIAN,

JB Venetaki
Publisher

PETITION FOR VARIANCE
12th Election District

LOCATION: North side of Lombardy Drive, 343.44 feet North of Parkwood Road (14 Lombardy Drive)
DATE AND TIME: Monday, October 15, 1984 at 10:00 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of Joseph R. McLaughlin, et ux, as shown on the plat filed with the Zoning Office. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
- Sept. 27.

Cost of Advertising \$18.00

85-97-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 12th Date of Posting 10-1-84
Posted for: Variations
Petitioner: Joseph R. McLaughlin et ux
Location of property: 14 Lombardy Drive
Location of Signs: Front Yard
Remarks: _____
Posted by: G. Freund Date of return: 10-1-84
Number of Signs: 1

85-97-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

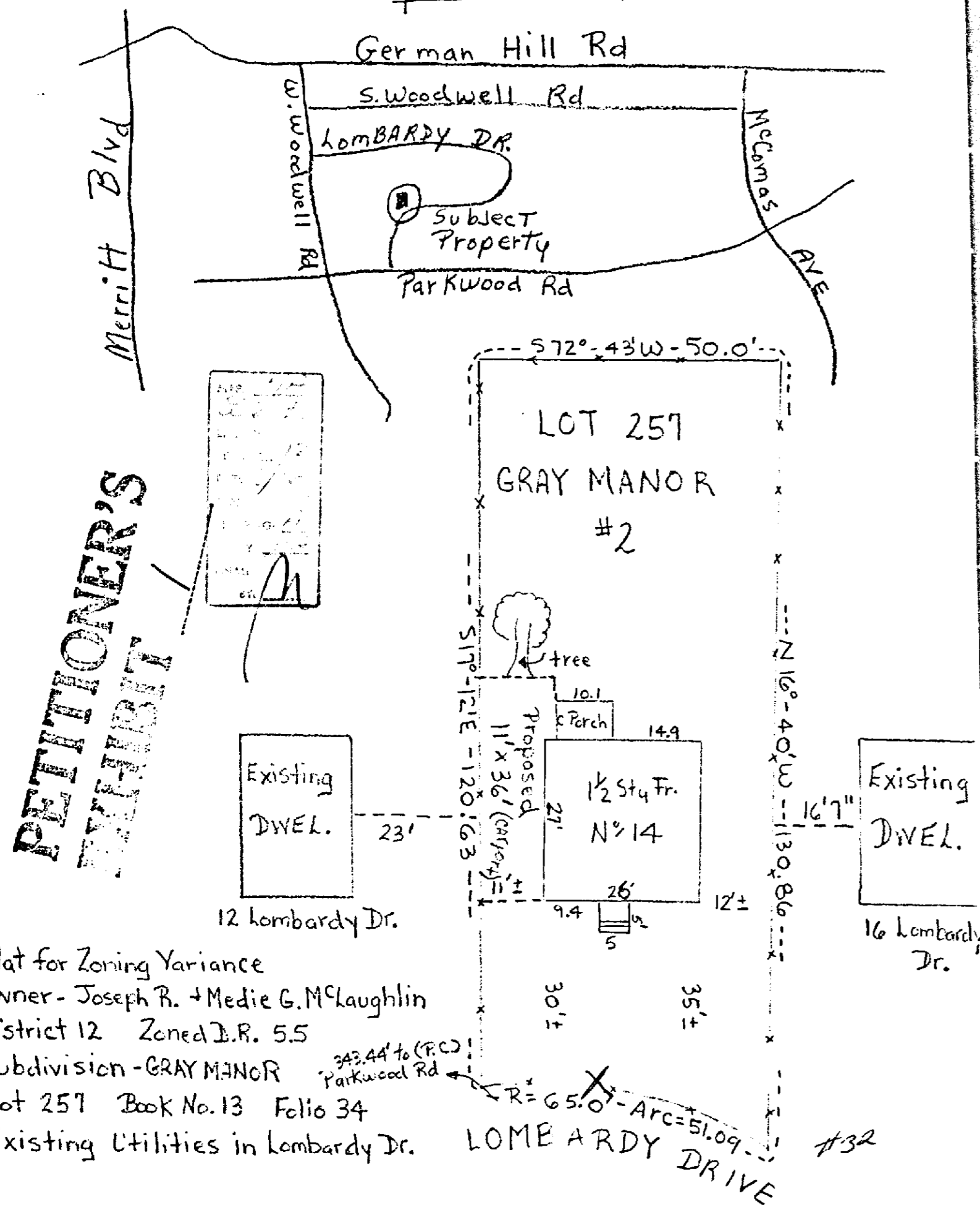
Your petition has been received and accepted for filing this
14th day of August, 1984.

ARNOLD JABLON
Zoning Commissioner

Received by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Petitioner: Joseph R. McLaughlin, et ux
Attorney

VICINITY MAP



Plat for Zoning Variance
Owner - Joseph R. & Marie G. McLaughlin
District 12 Zoned D.R. 5.5
Subdivision - GRAY MANOR
Lot 257 Book No. 13 Folio 34
Existing Utilities in Lombardy Dr.